







64 Charterisville Avenue, Conder

Panoramic Views, Peaceful Living & Room for the Whole Family

Auction Location: On Site

Set high in the hills of Conder at the base of Tuggeranong Hill, this beautifully upgraded four-bedroom home combines generous family living, extensive established gardens and spectacular panoramic views across the valley to the mountains beyond.

Thoughtfully landscaped gardens, stone retaining walls and established plantings create a beautiful first impression, while inside, three distinct living areas provide genuine flexibility. A spacious formal lounge and separate dining room sit towards the front, before the home opens into its light-filled family heart.

The French-inspired kitchen offers stone benchtops, exceptional storage, substantial pantry, porcelain butler-style sink, 600mm cooktop and oven and dishwasher. Adjoining family and meals areas capture the mountain outlook through large windows and flow directly onto the expansive covered deck —an exceptional entertaining space with panoramic views.

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AUCTION
Sat 21st Nov @ 3:30PM

VIEW
Wed 4th Nov @ 2:30PM - 3:00PM

AGENTS

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Interested parties must rely solely on their own enquiries.

The privately segregated main suite features a walk-in robe, motorised blinds and beautifully renovated ensuite with floor-to-ceiling tiling, timber vanity, illuminated mirrored cabinetry and generous walk-in shower. Three further bedrooms provide excellent family flexibility, including bedroom four positioned separately beside the family room —ideal for a child, guest room, nursery or home office.

The spacious main bathroom offers a freestanding bath, large open shower, wall-hung basin and abundant natural light, complemented by excellent storage throughout the home.
Considerable upgrades enhance both comfort and efficiency, including 6.6kW solar, R4 ceiling insulation, ducted gas heating, infinity gas hot water, three split-system air conditioners, multiple electric external roller shutters, whole-house water filtration, rainwater tank with pump, LED lighting and remote-control ceiling fans.

Outside, established native and flowering gardens wrap around the home, complemented by mature and fruiting trees, extensive stonework and a level rear lawn. The enormous covered deck takes full advantage of the elevated setting, creating a wonderful connection between the home, gardens and mountain landscape.

A garage, additional off-street parking for three vehicles.

Despite its peaceful foothills setting, everyday convenience is close by, with Lanyon Marketplace, local schools and services nearby and easy access to Tuggeranong Town Centre and South.Point.

Renovated, efficient and beautifully established, 64 Charterisville Avenue brings together space, gardens, family functionality and a panoramic outlook that never gets old.

Features
- Elevated foothills position at the base of Tuggeranong Hill
- Panoramic mountain and valley views
- Four bedrooms, three separate living areas
- Segregated main suite with WIR, motorised blinds and newly renovated ensuite
- Main bathroom with freestanding bath, large open shower and wall-hung basin
- French-inspired kitchen with stone benchtops, extensive storage and large pantry, 600mm cooking, dishwasher and butler-style sink
- Expansive covered entertaining deck capturing the views
- Extensive front and rear landscaping, stonework, native and flowering gardens
- Established fruit trees and level rear lawn
- 6.6kW/18-panel solar system and R4 Earthwool ceiling insulation
- Ducted gas heating, three split-system air conditioners and infinity gas hot water
- Whole-house water filtration and rainwater tank with pump
- Electric external roller shutters and motorised blinds to main bedroom and lounge
- Remote-control ceiling fans and internal/external LED lighting
- Garage plus additional off-street parking for three vehicles
- Close to Lanyon Marketplace, local schools and Tuggeranong amenities

Land size: 727ms (approx.)
Living size: 170m2 living + 37m2 garage (approx.)
Land value: $576,000 (2026)
Rates: $3,635 p.a (approx.)
Land tax: $6,974 p.a (approx.) (only if rented)
Construction: 1995
EER: 2.5 stars

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MORE DETAILS

Property ID	KCDH5W
Property Type	House
EER	2.5

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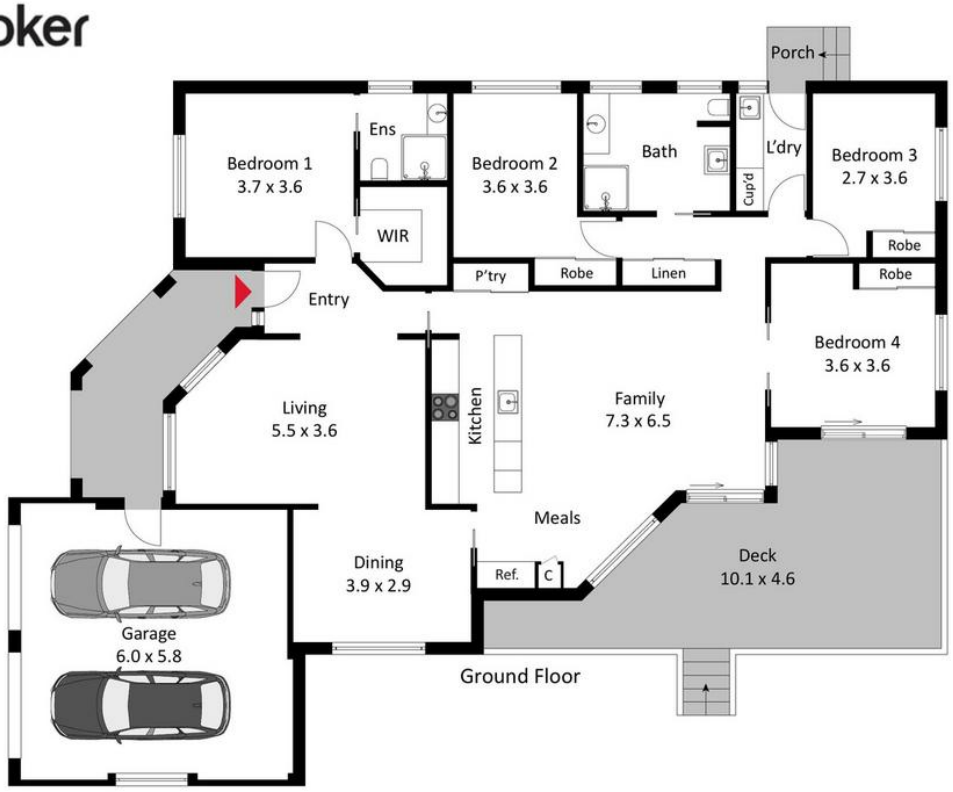








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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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